

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS, MARGARET SMITH,  
SANDRA CAMPBELL, JOHN LESTER, SAM ALTMAN  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY  
CLERK: VANESSA ELLINGTON

AGENDA  
**BOARD OF ZONING APPEALS-ZONING**  
APRIL 19, 2016 5:15 P.M. 2 GEORGE STREET

- A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.**
1. 289-291 KING ST. (457-04-04-105,309-320) APP. NO. 164-19-A1
- Request special exception under Sec. 54-220 to allow an 11-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Request variance from Sec. 54-317 to allow an 11-unit accommodations use without off-street parking spaces (8 spaces required).  
Zoned GB-A.  
Owner-King and Society/Applicant-Neil Stevenson Architects
- |             |   |           |    |
|-------------|---|-----------|----|
| APPROVED    | 0 | WITHDRAWN | XX |
| DISAPPROVED | 0 | DEFERRED  | 0  |

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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2. 348 KING ST (Units C&D) (457-04-02-014) APP. NO. 164-19-A2
- Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owner-King and Society/Applicant-Neil Stevenson Architects
- |             |   |           |    |
|-------------|---|-----------|----|
| APPROVED    | 0 | WITHDRAWN | XX |
| DISAPPROVED | 0 | DEFERRED  | 0  |

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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3. 1838 SCUDDER LN. (431-00-00-295) APP. NO. 164-19-A3
- Request variance (after-the-fact) from Sec. 54-301 to allow construction of a single-family residence with a 16-ft.10-inch rear setback (25-ft. required).  
Zoned SR-1/SR-2.  
Owner/Applicant-Catalyst Builders, Inc.
- |             |    |           |   |
|-------------|----|-----------|---|
| APPROVED    | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0  | DEFERRED  | 0 |

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

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4. 1842 SCUDDER LN. (431-00-00-294) APP. NO. 164-19-A4

Request variance (after-the-fact) from Sec. 54-301 to allow construction of a single-family residence with an 18-ft. 9-inch rear setback (25-ft. required).  
Zoned SR-1/SR-2.  
Owner/Applicant-Catalyst Builders, Inc.

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

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5. 1846 SCUDDER LN. (431-00-00-293) APP. NO. 164-19-A5

Request variance (after-the-fact) from Sec. 54-301 to allow construction of a single-family residence with a 17-ft. 7-inch rear setback (25-ft. required).  
Zoned SR-1/SR-2.  
Owner/Applicant-Catalyst Builders, Inc.

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 7 AGAINST 0

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**B. New Applications:**

1. 40 POINSETT ST. (NORTH CENTRAL) APP. NO. 164-19-B1  
(463-12-03-039)

Request variance from Sec. 54-301 to allow a 2-story addition (front entry\stairway\bath\laundry) with a 5.1-ft. west side setback and 52% lot occupancy (7-ft. and 50% lot occupancy limit).  
Request special exception under Sec. 54-511 to allow a 2-story addition without required off-street parking spaces (2 spaces required for a single-family residential use).  
Zoned DR-2F.  
Owner/Applicant-Trenton T. Tillman

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 7 AGAINST 0

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2. 350 KING ST. (UNIT 303) (457-04-02-130) APP. NO. 164-19-B2

Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Request variance from Sec. 54-317 to allow a 1-unit accommodations use without required off-street parking spaces (2 spaces required).  
Zoned GB-A.

Owners-William & Laurette Porter/Applicant-Inglese & Associates, LLC

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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3. 52 CANNON ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-03-042) APP. NO. 164-19-B3

Request special exception under Sec. 54-110 to allow an extension of a non-conforming use to include conversion of an existing triplex into a duplex and construction of a new detached single-family residence in the rear.  
Zoned LB.

Owner-Porch Properties LLC/Applicant-Andrew Gould

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 7 AGAINST 0

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4. 267 RUTLEDGE AVE. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-07-04-001) APP. NO. 164-19-B4

Request variance from Sec. 54-301 to allow construction of a detached single-family residence with a 0-ft. ~~front~~ north side setback and lot occupancy of 52% (~~25-ft-3-ft~~ and 50 % lot occupancy limit).  
Zoned DR-2F.

Owner-Benjamin Towill/Applicant-Andrew Gould

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

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5. 81 NASSAU ST. (EASTSIDE) (459-05-03-056) APP. NO. 164-19-B5

Request variance from Sec. 54-301 to allow two dwelling units (duplex) with 1,642sf of lot area per dwelling unit (2,000sf required).  
Request special exception under Sec. 54-110 to allow a 2-story addition (bathrooms) that extends a non-conforming 0-ft. north side setback (3-ft. required).  
Request special exception under Sec. 54-511 to allow a duplex with 2 off-street parking spaces (4 spaces required).  
Zoned DR-2F.  
Owner-Luxury Simplified Group/Applicant-John H. Williams

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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6. 1 COUNTRY CLUB DR. (COUNTRY CLUB ESTATES) APP. NO. 164-19-B6  
(424-00-00-004)

Request special exception under Sec. 54-110 to allow a change to a non-conforming use by allowing the expansion of a pool and fitness center /club house.  
Request variance from Sec. 54-301 to allow a new pool and fitness center with a 39-ft. building height (limit is 35-ft.).  
Zoned SR-1.  
Owner-Country Club of Charleston/Applicant-Michael A. Shue, Architect

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: S.Campbell VOTE: FOR 6 AGAINST 0  
\*J.Lester recused

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7. 74, 76 AND 78 HANOVER ST. (EASTSIDE) APP. NO. 164-19-B7  
(459-05-04-191,190 AND 108)

Request special exception under Sec. 54-501 to allow construction of 3 attached dwelling units on lots of insufficient size (Lot area 648sf (Lot 74), Lot area 653sf (Lot 76), Lot area 658sf (Lot 78); 1,500sf required for each lot).  
Request variance from Sec. 54-353 to allow construction of 3 attached dwelling units with a 3-ft. rear setback (16-ft. required).  
Request variance from Sec. 54-353 to allow attached dwelling units on 74 and 78 Hanover St. with a 3-ft. side setback (6-ft. required).  
Request variance from Sec. 54-353 to allow 3 attached dwelling units that exceed the 50% lot occupancy limit.  
Zoned DR-2F.  
Owners-Carl Saxon, Luke Morrison, Charlie Letts/Applicant-Charlie Letts

|             |    |           |   |
|-------------|----|-----------|---|
| APPROVED    | 0  | WITHDRAWN | 0 |
| DISAPPROVED | XX | DEFERRED  | 0 |

MOTION: Disapproval.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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8. 116 AMERICA ST. (EASTSIDE) (459-06-01-016) APP. NO. 164-19-B8

Request variance from Sec. 54-301 to allow a stair/landing addition with a 1-ft. south side setback (7-ft. required).  
Zoned DR-2F.  
Owner-Aurelia Carr/Applicant-John Carr

|             |    |           |   |
|-------------|----|-----------|---|
| APPROVED    | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0  | DEFERRED  | 0 |

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 7 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.